

Fox Creek Farm HOA

Board Meeting Minutes: July 11th 2013
7 PM 1000 Pace St. Community Room

Present: Mike Monticello, Mark Gardner, Matthias Lester, Francie Orvis,
Absent: none
Others Present: Ken Stone

Proceedings

- I. Meeting called to order at 7:03 PM
- II. Homeowner's comments: Steve asked about the possibility of setting up a wiki page to allow homeowners to share tips about common issues with houses in the neighborhood. Mike will look into what is supported with our current web site host.
- III. Approval of May 9th 2013 meeting minutes. Mark motioned to approve the minutes as written, Mike seconded, all members approved.
- IV. Approval of meeting agenda. One additional item about a house hosting music lessons on Cedarwood Drive was added under new business. Matthias motioned to approve as amended, Mike seconded and all members approved.
- V. Financials:
 - a. Reviewed budget comparison.
 - i. The recent fence replacement cost was listed under fencing along with the cost to stain the fence. The staining cost will be moved to the fence stain category.
 - ii. Currently the budget has zero dollars allocated to water and sewer category because all utility costs were allocated to the Utilities and Electric category. Next year's budget will have an estimate for each line of these categories.
- VI. Unfinished Business
 - a. Reserve Study discussion on expected fence life and budget review.
 - i. Mark will look for a company that can update our reserve study to better predict future funding levels that will maintain proper reserve levels.
 - b. Fence at the end of Aspen Wood Lane
 - i. The fence has been replaced and the new one has been stained.
- VII. New Business
 - a. Chickens on Walden Court. One home owner complained about a neighbor with chickens. Chickens are prohibited by our covenants so the chicken owners if identified will be sent a letter to notify them of the violation.
 - b. Music lessons on Cedarwood Drive. Music lessons are being held in a house on Cedarwood Drive. A neighbor has complained about excessive cars parking outside the house, cars idling at the curb, and cars blocking part of their driveway. The management company has notified the homeowner about the issue and will follow up with a letter.
- VIII. Email approved Items
 - a. Sewer Jet Cleaning. Matthias motioned to have the under drains cleaned, Mark seconded and all members approved. The cleaning will begin on July 16th.
- IX. Adjournment
 - a. Mike motioned to adjourn the meeting at 7:40 pm. Matthias seconded. All members approved.